

Housing Choice Voucher Program (Section 8)

Description:

The Housing Choice Voucher Program (Section 8), which is funded through the Department of Housing and Urban Development (HUD) is administered through local Public Housing Authorities and the Department of Social Services and its agent, J. D'Amelia and Associates. It is a rental housing subsidy program that helps very-low-income individuals and families afford decent, safe, sanitary housing in the private market or in housing communities that agree to offer a certain number of units under the Section 8 program. Participants can choose to live in any private rental housing that meets the requirements of the program, which may include apartments, townhouses and single-family homes. Funds for this program are limited and demand often exceeds available resources. Consequently, waiting lists are established on which eligible participants are placed to wait for an available unit or additional funds. Long waits are common. Persons are notified by Public Housing Authorities when units or funds become available.

There are two kinds of vouchers, project-based vouchers and tenant-based vouchers. Project-based vouchers are issued when Public Housing Authorities contract with owners of housing communities to offer Section 8 rental assistance in a specified number of units within their communities. Project-based housing vouchers are associated with housing units, persons who hold these vouchers and who wish to move are not allowed to take their housing vouchers with them. To continue to receive Section 8 assistance, these individuals either have to obtain a tenant-based voucher when one becomes available, or wait for another unit designated for Section 8 to become vacant and available.

Unlike persons with project-based vouchers, persons who are issued tenant-based housing vouchers are required to find housing with landlords that agree to rent under the Section 8 program. This housing may include a family's current residence. Public Housing Authorities pay housing vouchers directly to landlords on behalf of participating individuals; individuals pay the difference between the actual rent charged and the amount of the housing voucher. When individuals move, they can take the housing vouchers with them and continue to receive Section 8 assistance as long as the new landlord agrees to rent under the program

Individuals typically pay between 30 and 40 percent of their monthly income on rent and utilities. The amount of each persons voucher depends upon information gathered at the time of application, which includes the family's composition, income and assets.

Eligibility Requirements, Service Areas and Program Year:

Eligibility Requirements:

- Must be a U.S. citizen or have eligible immigration status.
- Annual gross income cannot exceed 50 percent of the area's median income in which the family chooses to live. Refer to [Appendix I](#) for the HUD income guidelines.
- Must meet asset requirements.
- Housing must meet HUD standards.

Service Areas:

Statewide

Program Year:

January 1 – December 31

Contact Information:

For more information regarding the Housing Choice Voucher Program (Section 8):

Department of Housing and Urban Development (HUD)
One Corporate Center
20 Church Street, 19th Floor
Hartford, CT 06103
Telephone: 860-240-4800
Website: www.hud.gov

To apply for a Housing Choice Voucher (Section 8) program contact the local DSS regional office listed in [Appendix H](#) or the local Housing Authority in [Appendix L](#).

The Department of Administrative Services (DAS) maintains a website where housing authorities advertise when they are accepting applications for their Section 8 program. Individuals can register to receive email notification when there is a new posting.

Website: www.das.state.ct.us/Business_Svs/HCVp/HCVp_Home.asp

Related Information:

[*Rental Housing for Elderly Persons Program, refer to page XII – 33.*](#)
[*Rural Rental Housing \(Section 515\), refer to page XII – 44.*](#)